

WESTBOROUGH'S TRANSIT-ORIENTED ZONING & “WESTBORO VILLAGE”

Westborough Planning Board
Westborough, Massachusetts



Transit Oriented Village

Presented By:

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Westborough Town Planner

Westborough's Master Plan Goals & Recommendations

- * The area around the new MBTA Station should be developed as a Center or Focal Point (Transit Oriented Village).
- * Allow current uses under General Industrial, plus **Transit Oriented Village** (T-OV) development by special permit.
- * Allow mixed uses of Housing and Commercial or Retail near the MBTA Station.

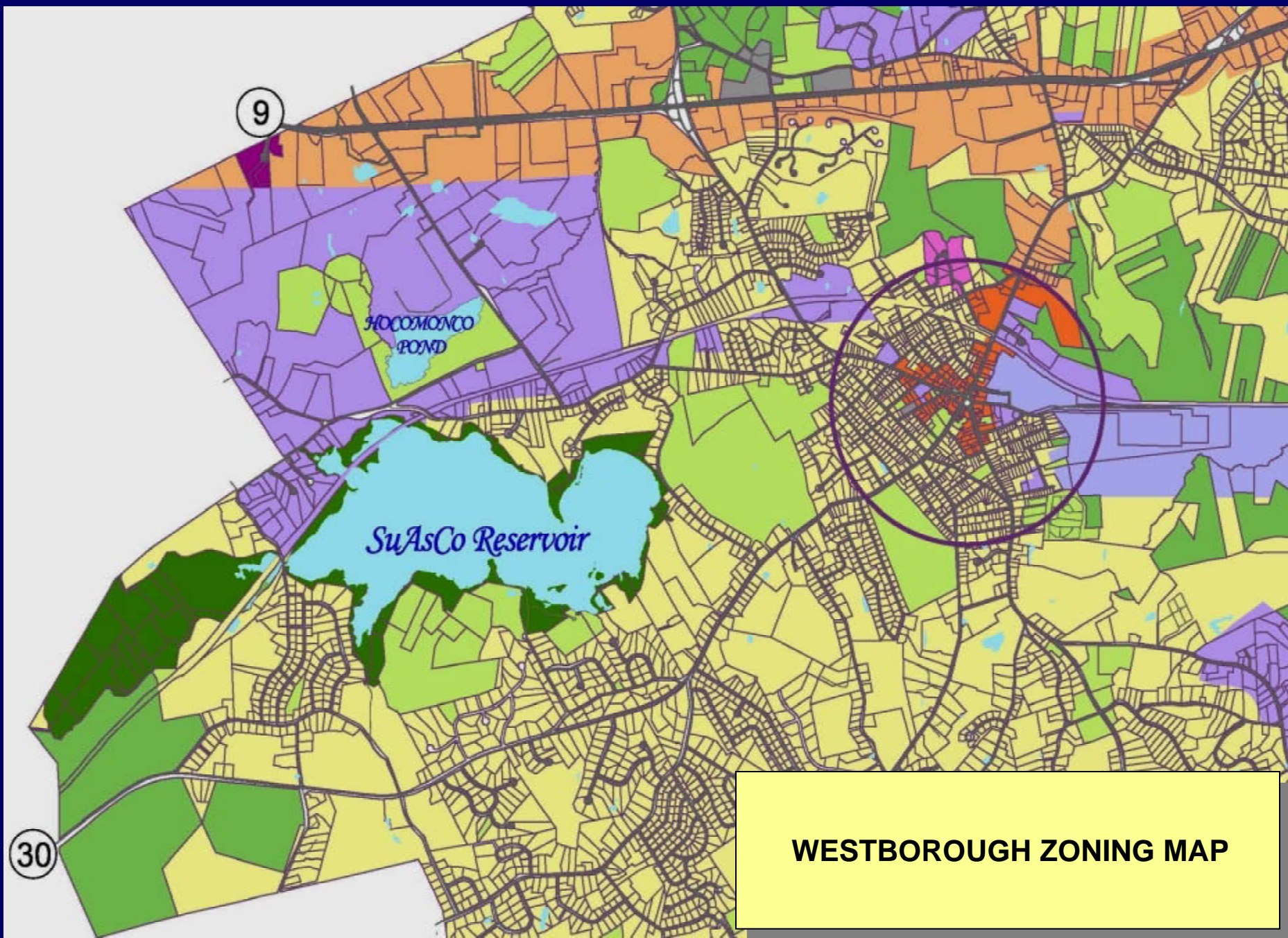
PURPOSE/ Intended Benefits of T-OV:

- Allows village-style development around the MBTA Station where the infrastructure can support it at a **density** not allowed elsewhere.
- Allows a **diversity of housing** not presently available.
- Creates affordable and moderately priced housing, for young, commuting professionals. (**20% Affordable**)

- Reduces the possibility of 40B projects elsewhere in Town.
- Offers **Mobility Options** (transit)
- Fosters “**Village Pedestrian Lifestyle**” (Area Concept Plan)
- Enables **Transfer of Development Rights** permanently preserving Open Space in other areas in Town.

ZONING and PERMIT REQUIREMENTS

- Special Permit from Planning Board
 - Area Concept Plan
 - TDR Density Bonus Review
- Architectural Review from Design Review Board
- Site Plan Approval



WESTBOROUGH ZONING MAP

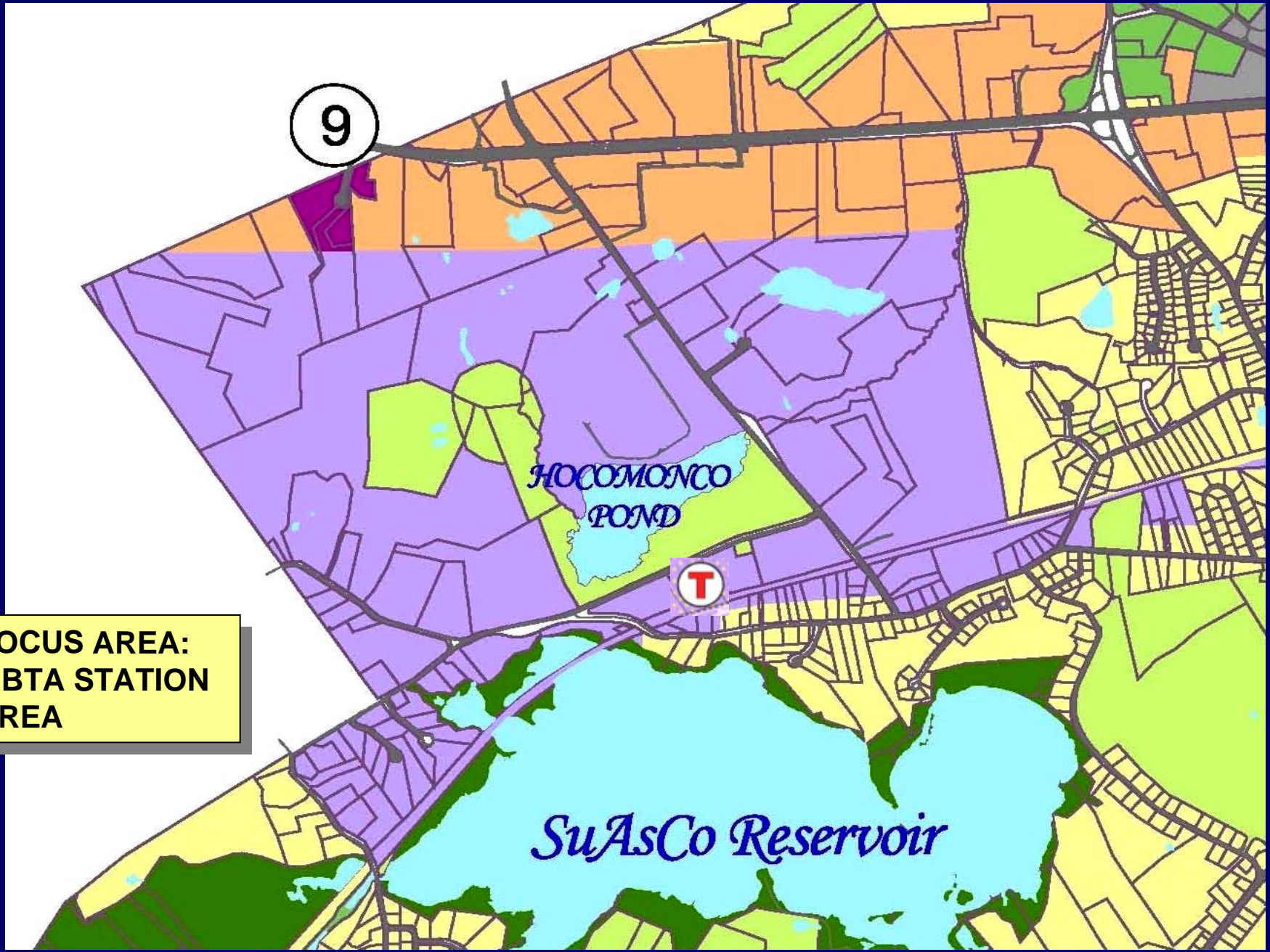
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HOCOMONCO
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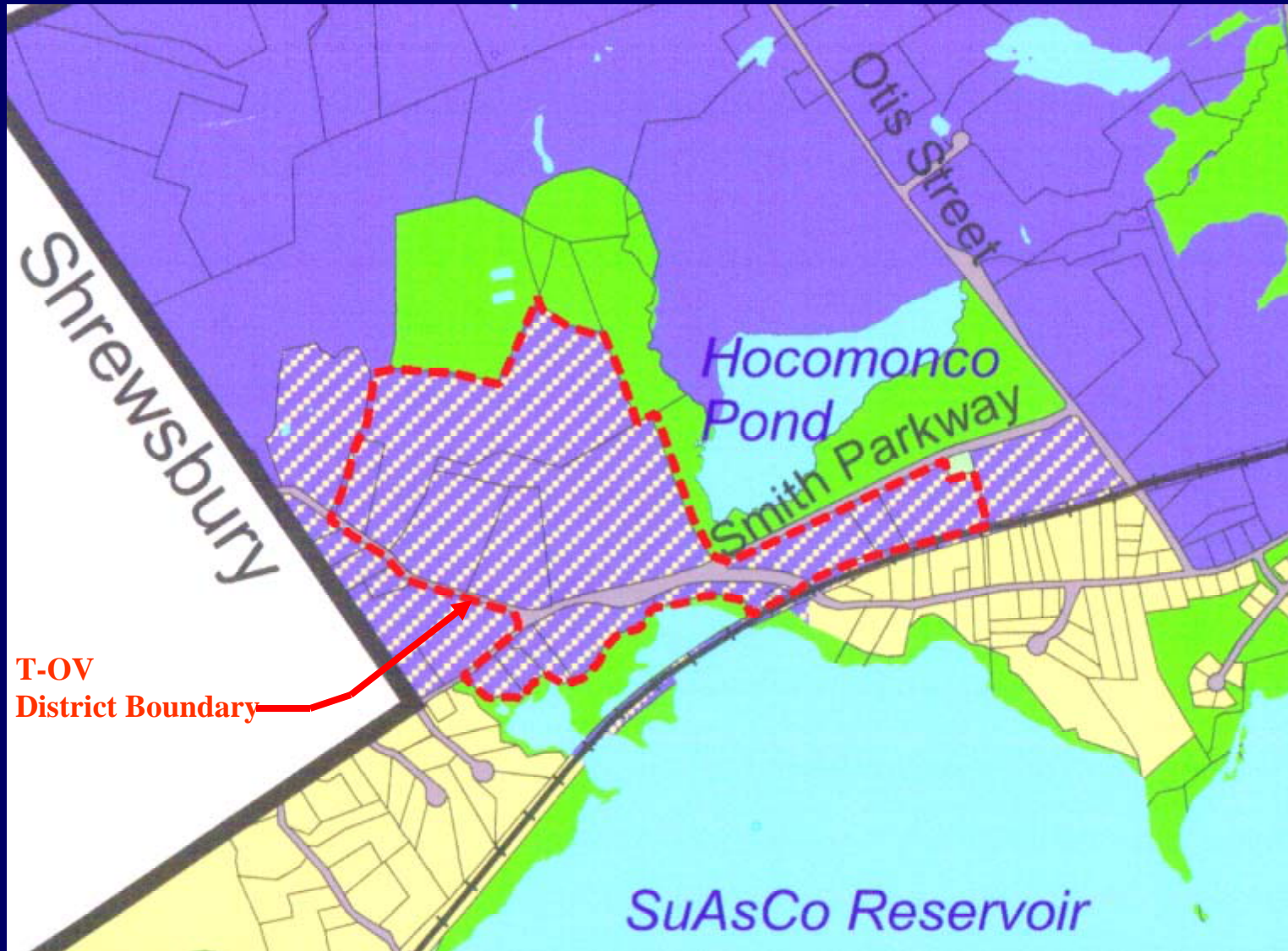


SuAsCo Reservoir

**FOCUS AREA:
MBTA STATION
AREA**



TRANSIT-ORIENTED VILLAGE (T-OV) DISTRICT



Transit Oriented Village I-C District Location Map

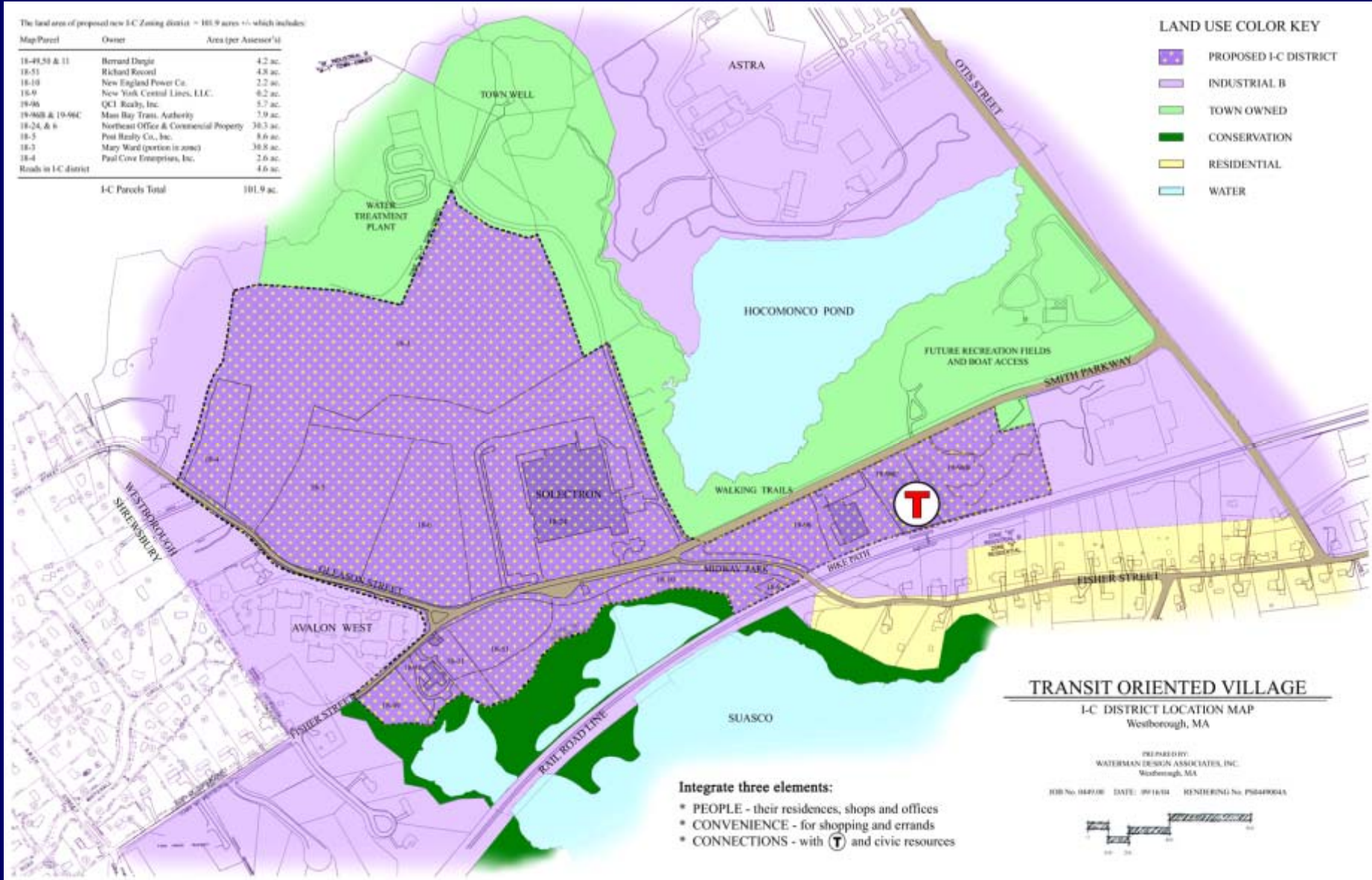
The land area of proposed new I-C Zoning district = 101.9 acres +/- which includes:

Map/Parcel	Owner	Area (per Acreage's)
18-41.50 & 11	Bernard Dargis	4.2 ac.
18-51	Richard Record	4.8 ac.
18-10	New England Power Co.	2.2 ac.
18-9	New York Central Lines, LLC.	6.2 ac.
19-06	QCI Realty, Inc.	5.7 ac.
19-06B & 19-06C	Mass Bay Trans. Authority	7.9 ac.
18-24, & 6	Northeast Office & Commercial Property	30.3 ac.
18-3	Post Realty Co., Inc.	8.6 ac.
18-5	Mary Ward (portion in zone)	38.8 ac.
18-4	Paul Cove Enterprises, Inc.	2.6 ac.
Roads in I-C district		4.6 ac.

I-C Parcels Total 101.9 ac.

LAND USE COLOR KEY

- PROPOSED I-C DISTRICT
- INDUSTRIAL B
- TOWN OWNED
- CONSERVATION
- RESIDENTIAL
- WATER



Aerial view of proposed I-C Zoning District





Westborough Commuter Station
Otis Street

New Station Facilities





Westborough
Commuter Station Parking

Land Uses Within the Area of Re-Zoning

MBTA Station	7.9 Ac.
Solectron	30.3 Ac.
Quirk Tire Sales	5.7 Ac.
Residential	2.7 Ac.
Undeveloped Land (Including Ward Gravel Pit)	50.7 Ac.
Town Roads	4.6 Ac.

Total Land Area Within “I-C” Re-Zoning 101.9 Ac.

Land Uses Abutting Re-Zoning Area

Hocomonco Pond, Water Treatment Plant & Well (Town Land)
SUASCO
MBTA Commuter Rail Station
Avalon Apartments
Astra Pharmaceutical & Other Business Corp

Character of Existing Development



Solectron Corp.





Avalon West Apartments





Undeveloped Land





Hocomonco Pond

Uses Allowed Under Present I-B Industrial Zoning

Office

Retail

Warehouse – Truck Terminal / Storage / Distribution

Residential – Single Family Homes

Uses Proposed Under I-C Flexible Zoning

Current I-B Industrial Uses; and,

Transit Oriented Village (By Special Permit)



Travel Agency

Café & Coffee Shop

Commuter Parking

Flower shop

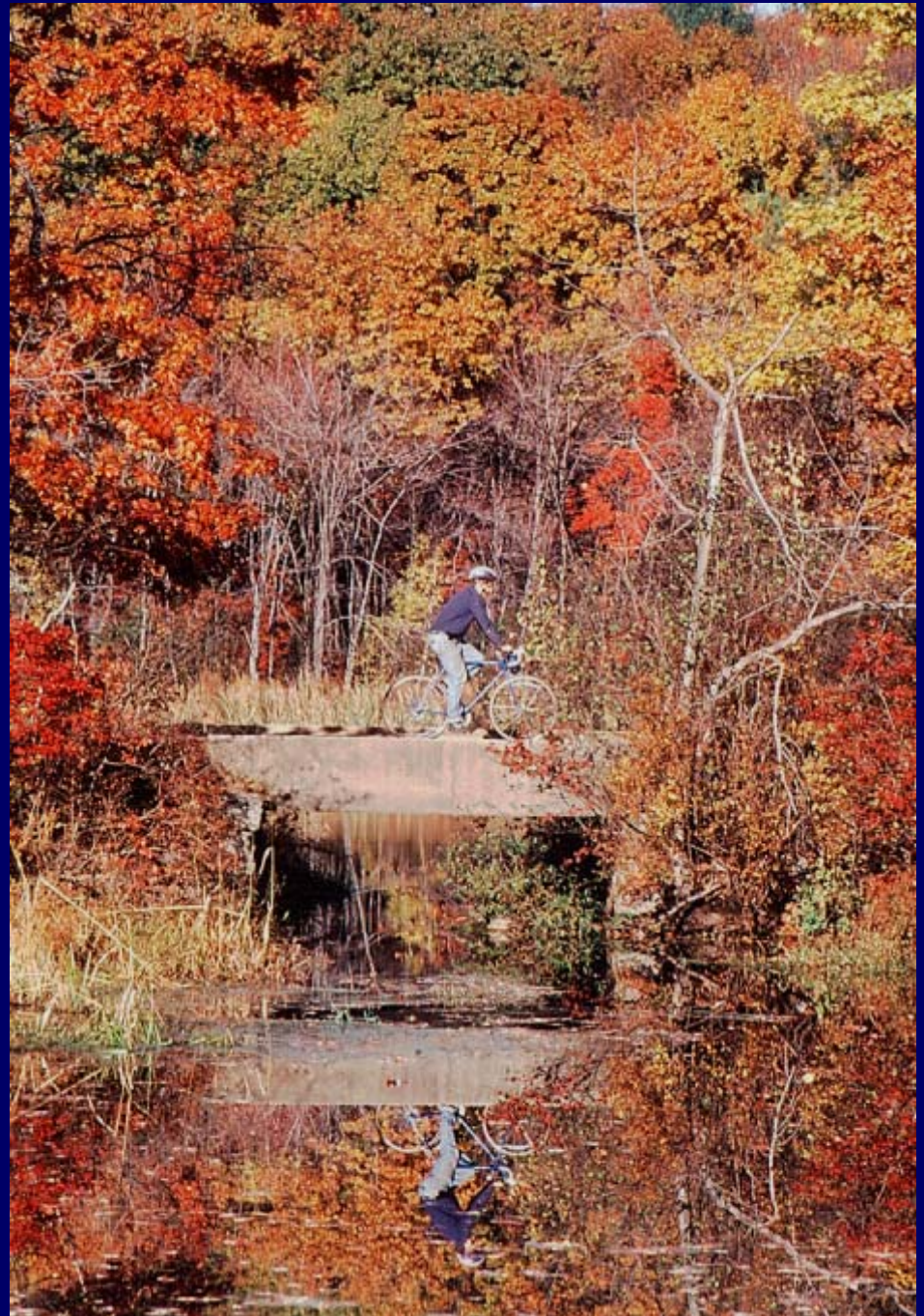
Restaurants

Professional Services





Designated Bike lane



Off-road Bike Path

VILLAGE CONCEPT



VARIETY OF HOUSING STYLES

- Town Houses
- Multi-Family
- Single-Family

Town House Neighborhood



MULTI-FAMILY NEIGHBORHOOD



SINGLE FAMILY NEIGHBORHOOD





“All aboard”